

City of  
Spokane



Planning Services  
Department

# Preliminary Short Plat

Application

1. List the provisions of the land use code that allows the proposal.

**The land use code supports this proposal through stated purposes to meet City housing goals (Section 17C.110.010) and make efficient use of available public facilities and (SMC Section 17C.110.205(A)). The proposal makes efficient use of a deep, 4.4 acre lot in the RSF zone through a two-lot plat that segregates an existing homestead from a larger tract of land providing for an additional building site.**

**By segregation of the existing homestead from the remaining 1.55 acres, the proposal creates the conditions needed to implement a second residential site. The subdivision of the property takes advantage of the existing infrastructure and frontage with little or no impact on the surrounding area**

**The proposal helps meet the housing needs of the City and creates the potential for more efficient use of the land and available public facilities in the RSF zone.**

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

**The comprehensive plan designates the site as RSF 4-10. The existing homestead on 4.4 acres (0.23 units/acre) is well below the minimum single-family residential density planned of 4 units/acre. By subdividing the property the density increases to 0.45 units/acre.**

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.

**Public infrastructure to include water is available to the subject property. Detrimental impacts to the transportation system, emergency services (police and fire) and public services (solid waste) are not foreseen as a result of this two-lot short plat proposal. Public schools and libraries are adequate for this proposal.**

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features.

N/A

5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

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**The subject property is located within existing residential development. Additional conditions as a result of this two-lot short plat proposal are not foreseen at this time.**

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
- a. public health, safety and welfare
  - b. open spaces
  - c. drainage ways
  - d. streets, roads, alleys and other public ways
  - e. transit stops
  - f. potable water supplies
  - g. sanitary wastes
  - h. parks, recreation and playgrounds
  - i. schools and school grounds
  - j. sidewalks, pathways and other features that assure safe walking conditions

**a.) No impact.**

**b.) No provisions in this application.**

**c.) Drainage will be addressed at building permit.**

**d.) Lots have adequate frontage.**

**e.) STA bus routes are not available in proximity to the proposal**

**f.) Public water is available.**

**g.) The subject parcel is served by a septic system.**

**h.) The subject property is located directly adjacent to the West of Holmberg Park/Conservation area.**

**i) The property is located within Mead School District 354.**

**j.) None are planned at this time.**